

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SADDLEBACK VENTURES, LLC., A COLORADO LIMITED LIABILITY COMPANY BEING THE SOLE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

OUTLOT A, LAWSON SUBDIVISION, RECEPTION NUMBER 2471564, COUNTY PUBLIC RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING A NET AREA OF 26.674 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SADDLEBACK HEIGHTS, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES (AND OUTLOTS B, C, D, AND E AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, AND OTHER SERVING PUBLIC ENTITIES AND/OR QWEST COMMUNICATIONS, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST COMMUNICATIONS, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

Andrew P. Geiss
SADDLEBACK VENTURES, LLC.
ANDREW P. GEISS, MANAGER

NOTARY CERTIFICATE:

STATE OF COLORADO)

SS
COUNTY OF WELD)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF Oct, 2005, BY Andrew Geiss, WITNESS MY HAND AND OFFICIAL SEAL.

Carla Smart
NOTARY PUBLIC MY COMMISSION EXPIRES: 7/10/07

BASIS OF BEARINGS:

THE EAST LINE OF THE SE1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 67 WEST 6TH PRINCIPAL MERIDIAN BEARS S 00°00'58" E BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.

BENCHMARK:

NORTH QUARTER CORNER OF SECTION 19, T2N, R67W, 6TH P.M.,
LOCATED ON THE CENTERLINE OF WELD COUNTY ROAD NO. 20.
ELEVATION: 4938.71.

TOWN SIGNATURE BLOCK:

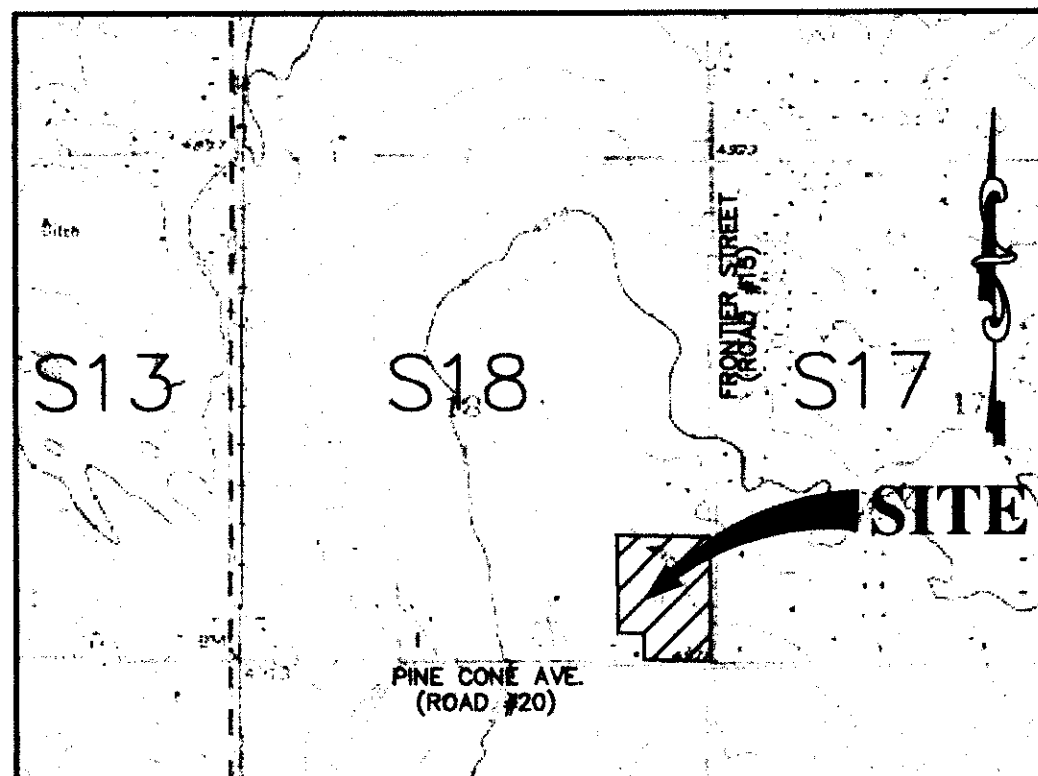
THIS IS TO CERTIFY THAT THE PLAT OF SADDLEBACK HEIGHTS WAS APPROVED ON THIS 14 DAY OF December, 2005 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

Mayor
MAYOR
Mayor
ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE:

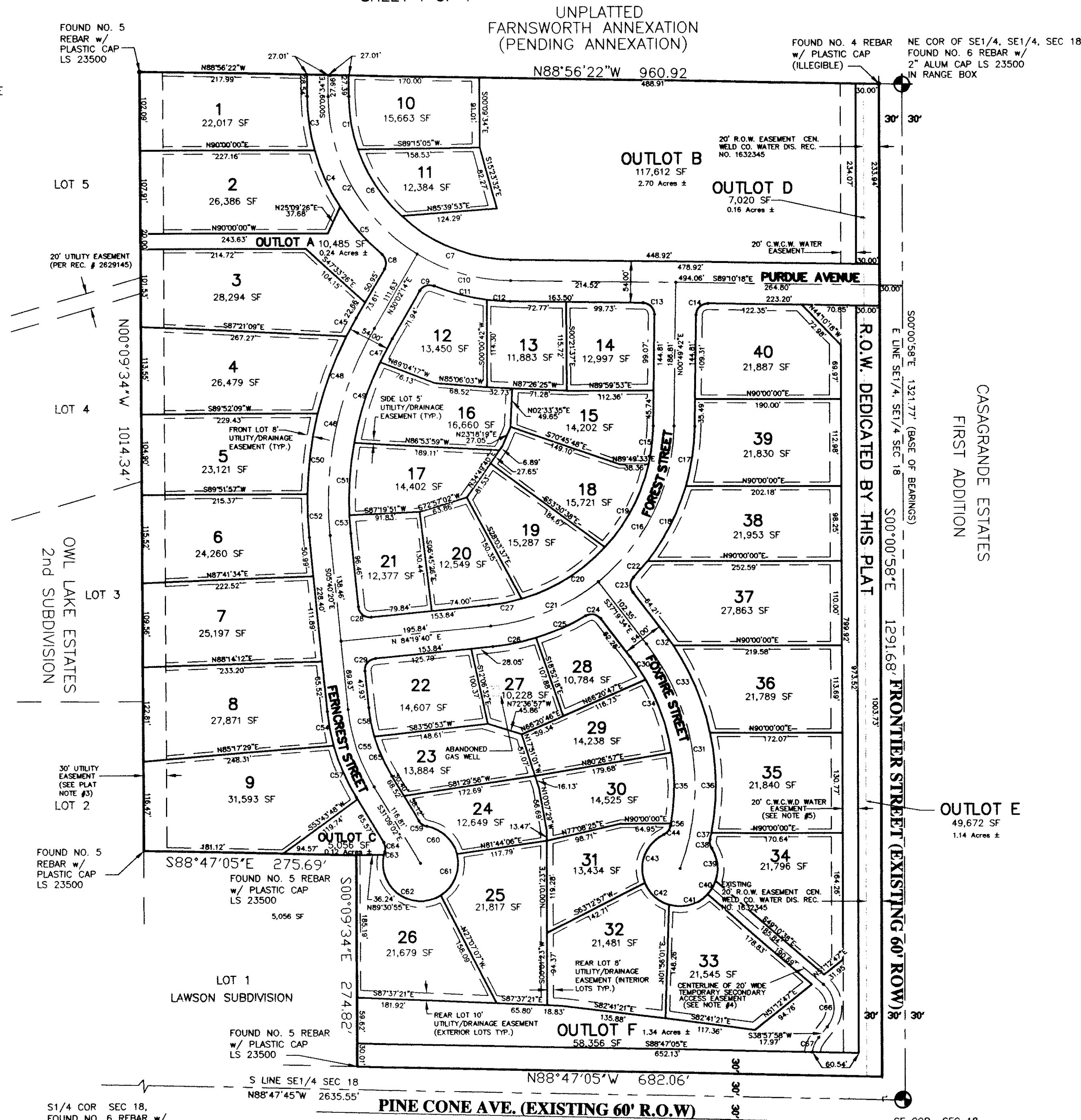
I CERTIFY THAT THIS PLAT ACCURATELY AND PROPERLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING AND WAS DONE IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

Charles R. Melvin
CHARLES R. MELVIN, COLORADO REGISTERED DATE
PROFESSIONAL LAND SURVEYOR NO. 22576
FOR AND ON BEHALF OF PARK ENGINEERING CONSULTANTS



VICINITY MAP
1" = 2000'

FINAL PLAT
SADDLEBACK HEIGHTS
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 1



OWNER/DEVELOPER

SADDLEBACK VENTURES, LLC
35 PINYON PINE ROAD
LITTLETON, CO 80127
(303)-973-6247

TECHNICAL CONSULTANTS

PARK ENGINEERING CONSULTANTS
421 21ST AVE. LONGMONT CO. 80501
(303) 651-6626

SRP DEVELOPMENT
5336 FLAT ROCK COURT
MORRISON, CO 80465
303-931-4498

ACREAGE:

THIS PLAT CONTAINS 26.674 ACRES MORE OR LESS.

OWNER POLICY STATEMENT:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOODPLAIN STATEMENT:

NO MAJOR TRIBUTARIES OR FLOODWAYS ENCOACH UPON THE PROPERTY (AS DETERMINED FROM MAP NO. 080260861 OF THE F.E.M.A. F.I.R.M DATED SEPTEMBER 28, 1982).

OUTLOT DESCRIPTIONS:

- A & F RESERVED FOR PRIVATE OPEN SPACE, LANDSCAPING, DRAINAGE, TEMPORARY SECONDARY ACCESS FOR FIRE PROTECTION & UTILITY EASEMENTS. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- B RESERVED FOR DETENTION POND, PARK, DRAINAGE AND UTILITY EASEMENT. DEDICATED TO THE TOWN OF FIRESTONE. TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- C RESERVED FOR FUTURE ACCESS TO LOT 1 (LAWSON SUBDIVISION), OPEN SPACE, LANDSCAPING & UTILITY EASEMENTS. TO BE DEDICATED TO THE TOWN OF FIRESTONE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- D & E RESERVED FOR USE AS RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF FIRESTONE

PLAT NOTES:

- 1) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 2) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MELVIN SURVEYING CO. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
- 3) THE 30' U.E. IN LOTS 1-9 IS DESIGNED FOR THE KERR MAGEE GAS LINE TO BE INSTALLED WITHIN THE WEST 20' OF THIS EASEMENT AND ELECTRIC, PHONE AND CATV WILL BE INSTALLED WITHIN THE EAST 10' OF THIS EASEMENT.
- 4) THE TEMPORARY SECONDARY ACCESS ROAD WITHIN OUTLOT F SHALL BE TERMINATED ONCE THE PROPERTY DIRECTLY TO THE NORTH IS DEVELOPED. PURDUE AVENUE SHALL EXTEND NORTH INTO THIS PROPERTY AND EITHER DIRECTLY CONNECT TO FRONTIER STREET OR ANOTHER STREET(S) THAT CONNECT TO FRONTIER STREET, CREATING A SECONDARY ACCESS TO THE SADDLEBACK HEIGHTS SUBDIVISION.
- 5) C.W.C.W.D. REFERS TO CENTRAL WELD COUNTY WATER DISTRICT

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	70.13	213.00	35.38	S09°35'29"E	69.81	18°51'50"
C2	244.95	240.00	134.35	S29°23'55"E	234.46	58°28'43"
C3	70.35	267.00	35.38	S07°42'28"E	70.15	15°03'48"
C4	81.07	267.00	40.85	S23°27'17"E	80.76	17°22'36"
C5	82.03	267.00	41.34	S41°27'16"E	81.70	17°36'08"
C6	104.44	213.00	53.29	S33°04'13"E	103.40	28°05'39"
C7	156.34	213.00	81.88	S68°08'40"E	152.85	42°03'15"
C8	21.02	15.00	12.05	N10°06'13"W	19.34	80°17'34"
C9	21.62	15.00	13.17	S71°19'26"W	19.79	82°34'24"
C10	127.90	240.00	65.51	S73°54'17"E	126.39	30°32'01"
C11	71.03	267.00	35.72	S75°00'37"E	70.82	15°14'29"
C12	30.48	267.00	15.26	S85°54'05"E	30.46	6°32'28"
C13	23.56	15.00	15.00	N44°10'18"W	21.21	90°00'00"
C14	23.56	15.00	15.00	S45°49'42"W	21.21	90°00'00"
C15	50.14	238.00	25.17	N06°51'51"E	50.05	12°04'18"
C16	232.69	265.00	124.45	N25°59'02"E	225.29	50°18'38"
C17	78.59	292.00	39.54	N08°32'27"E	78.36	15°25'17"
C18	111.09	292.00	56.22	N27°08'54"E	110.42	21°47'50"
C19	123.90	238.00	63.39	N27°48'49"E	122.50	29°49'37"
C20	129.16	238.00	66.21	N58°16'25"E	127.58	31°05'36"
C21	153.50	265.00	78.97	N67°44'00"E	151.36	33°11'19"
C22	27.64	292.00	13.63	N40°43'17"E	27.63	2°22'27"
C23	21.15	15.00	12.77	S03°04'21"W	19.44	80°47'51"
C24	21.85	15.00	13.38	N79°03'44"W	19.97	83°28'19"
C25	70.47	292.00	35.41	N66°06'58"E	70.30	12°49'39"
C26	57.58	292.00	28.88	N78°04'37"E	57.49	11°17'55"
C27	43.65	238.00	21.89	N79°04'26"E	43.59	10°30'28"
C28	23.56	15.00	15.00	S50°40'20"E	21.21	90°00'00"
C29	23.56	15.00	15.00	S39°19'40"W	21.21	90°00'00"
C30	36.54	278.00	18.30	N33°33'38"W	36.51	7°31'51"
C31	309.24	305.00	169.39	N08°14'7"E	296.17	58°05'34"
C32	22.80	332.00	11.41	N35°21'31"W	22.80	3°58'08"
C33	123.95	332.00	62.71	N22°41'42"W	123.23	21°23'29"
C34	101.41	278.00	51.27	N19°20'42"W	100.85	20°54'02"
C35	92.92	278.00	46.90	N03°40'49"E	92.49	19°09'01"
C36	131.64	332.00	66.70	N00°38'25"W	130.78	22°43'05"
C37	8.90	332.00	4.45	N11°29'10"E	8.90	1°32'07"
C38	11.75	15.00	6.19	S10°10'46"E	11.45	44°51'59"
C39	44.60	43.08	23.96	N06°52'05"W	43.08	5°20'20"
C40	20.42	49.00	10.36	N31°08'46"E	20.27	23°52'22"
C41	54.36	49.00	30.36	N75°11'47"E	51.61	63°33'41"
C42	43.71	49.00	23.43	S47°28'07"E	42.27	51°06'31"
C43	74.37	49.00	46.46	S21°33'51"W	67.43	86°37'25"
C44	14.15	15.00	7.65	N38°00'17"E	13.63	54°03'26"
C45	27.26	477.00	13.63	S28°24'00"W	27.25	3°16'27"
C46	280.46	450.00	144.95	S12°10'57"W	275.94	35°42'34"
C47	34.97	423.00	17.49	S27°40'08"W	34.96	4°44'11"
C48	107.58	477.00	54.02	S20°18'08"W	107.35	12°55'18"
C49	109.87	423.00	55.30	S17°51'11"W	109.66	14°53'43"
C50	106.04	477.00	53.24	S07°28'22"W	105.82	12°44'14"
C51	94.92	423.00	47.66	S03°58'37"W	94.72	12°31'27"
C52	56.42	477.00	28.24	S02°17'02"E	56.38	6°46'35"
C53	23.77	423.00	11.89	S04°03'47"E	23.77	31°51'37"
C54	45.21	267.00	22.66	S10°31'23"E	45.16	9°42'07"
C55	106.72	240.00	54.26	S18°24'41"E	105.85	25°28'42"
C56	3.54	278.00	1.77	N10°37'14"E	3.54	0°43'48"
C57	76.47	267.00	38.50	S23°34'45"E	76.21	16°24'36"
C58	38.25	213.00	19.18	S10°49'00"E	38.20	10°17'20"
C59	12.82	15.00	6.83	S55°38'36"E	12.44	48°59'08"
C60	52.64	49.00	29.18	N49°21'38"W	50.14	61°33'04"
C61	65.20	49.00	38.45	N19°32'10"E	60.50	76°14'33"
C62	115.66	119.00	95.44	S43°22'26"E	90.62	135°14'22"
C63	4.22	49.00	2.11	S15°21'57"W	4.22	4°56'17"
C64	12.82	15.00	6.83	N06°39'28"W	12.44	48°59'08"
C65	56.47	213.00	28.40	S23°33'21"E	56.30	15°11'22"
C66	61.54	40.00	38.72	N05°06'20"W	55.64	88°38'36"
C67	21.10	40.00	10.80	S23°51'10"W	20.86	30°13'35"

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	SADDLEBACK HEIGHTS
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
SHEET TITLE:	SADDLEBACK HEIGHTS FP
PREPARATION DATE:	MAY 1, 2003
REVISION:	AUGUST 15, 2003
REVISION:	AUGUST 29, 2003
REVISION:	DECEMBER 5, 2003
REVISION:	MAY 17, 2004
REVISION:	JUNE 07, 2005
REVISION:	OCTOBER 21, 2005
SHEET 1 OF 1	

MELVIN SURVEYING

1202 FALL RIVER CIRCLE
LONGMONT, COLORADO 80501

1-303-702-0868

FINAL PLAT
SADDLEBACK HEIGHTS

JOB NO	DATE	CAD NO	SHEET NO
338-1	10/21/05	3381FP01	1 OF 1